



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: May 19, 2011 REPORT NO. HRB-11-029

ATTENTION: Historical Resources Board
Agenda of May 26, 2011

SUBJECT: **ITEM #7 – Fredrick and Ada Sedgwick/Pear Pearson House**

APPLICANT: Cesar and Adriana Lopez

LOCATION: 3602 Villa Terrace, Greater North Park Community, Council District 3

DESCRIPTION: Consider the designation of the Fredrick and Ada Sedgwick/Pear Pearson House located at 3602 Villa Terrace as a historical resource.

STAFF RECOMMENDATION

Designate the Fredrick and Ada Sedgwick/Pear Pearson House located at 3602 Villa Terrace as a historical resource with a period of significance of 1921 under HRB Criteria C and D. This recommendation is based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character defining features of Craftsman architectural style and retains a good level of architectural integrity from its 1921 period of significance. Specifically, the resource features a double, front facing, low-pitched gable roof with vertical slate wood attic vents below the peak, exposed rafter tails and wide overhanging eaves, a partial-width front porch, wood framed double hung and casement windows, a large 7/1 fixed window flanked by two



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eight-light casements on the front façade, all original exterior redwood clapboard, and the original 15-light oak front door.

2. The resource is representative of a notable work of Master Builder Pear Pearson and retains integrity as it relates to the original design. Specifically, the resource embodies the fundamental characteristics of the Arts and Crafts Movement to provide a simple and cost effective design using regional building materials and is recognized as Pearson's first home built in San Diego.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the site designated as a historical resource. The home was built in November of 1921 as part of the Parks Villa Tract. The property is located along Villa Terrace, just west of the proposed North Park Dryden Historic District in a primarily single-family residential area within the Greater North Park Community.

The historic name of the resource, the Fredrick and Ada Sedgwick/Pear Pearson House, has been identified consistent with the Board's adopted naming policy and reflects the name of the original owners and Pear Pearson the master builder who constructed the home.

ANALYSIS

A historical resource research report was prepared by Cesar Lopez, which concludes that the resource is significant under HRB Criteria C and D. Staff concurs that the site is a significant historical resource under HRB Criteria C and D. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows:

CRITERION C - Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of natural materials or craftsmanship.

The home is significant under Criterion C due to the retention of character defining features of the Craftsman style and retains a high level of architectural integrity from its 1921 date of construction. The home features a double, front facing, low-pitched gable roof with vertical slate wood attic vents below the peak, exposed rafter tails and wide overhanging eaves. The roof is sheathed in composition shingles. The original 15 light oak front door remains intact. Two stucco columns and wooden beams support the partial-width front porch. Both the chimney and porch columns are sheathed in a heavy dash stucco texture, which appears to be consistent with the period of significance and is revealed in the historic photographs included in the nomination report. All original exterior redwood clapboard remains intact and is present on the main structure and detached garage. The resource sits on a corner lot with a large open front yard.

The fenestration consists primarily of wood framed double hung and casement windows. On the northeast side of the front façade, is a large fixed 7/1 window, flanked by two eight-light

casements. This window configuration is also found on the south elevation. The southwest corner also features a ribbon of three eight-light casements.

Since the date of construction, the resource has undergone minor modifications. In 2001, the roof was replaced in-kind with composition shingles. In 2006, a redwood fence was constructed at the south side of the lot to provide privacy for the rear/side yard; this modification does not obstruct visibility of the front façade. In the kitchen area, the glass for two double hung windows was replaced; fortunately, the original framing remains intact. On the detached garage, the fixed multi-light openings on the doors were replaced with a single pane of obscured glass. This modification was completed at an unknown date after c. 1955. The home remains intact with a significant level of architectural integrity from its date of construction. Although modifications have occurred over time, they appear to be reversible and do not affect the architectural integrity of the Craftsman style to the point that the resource would no longer be eligible for designation. Therefore, staff recommends that the resource be designated under HRB Criterion C as a good example of the Craftsman architectural style.

CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.

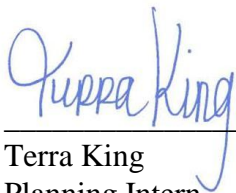
The resource is significant under Criterion D as representative of a notable work of Master Builder Pear Pearson and reflects a high level of workmanship in design. The HRB recognized Pear Pearson as a Master Builder with the designation of the Burlingame Historic District in July of 2002. The Pearson Construction Company built several homes throughout 1920 to 1940 and is known for their exceptional methods of construction and master finishes in the Craftsman and Mission architectural styles. His work can be found in various San Diego neighborhoods including North Park, Kensington and Point Loma. According to records documented by historian Don Covington, this resource was the first home built by the Pearson Construction Company in North Park and San Diego, marking the beginning of his successful career. The HRB has previously designated three of his homes, which include, HRB 467 "Leo R. Hoffman Residence" (1948) at 4230 Arista Drive, HRB 475 "The Damarus/Bogan House" (1922) at 3444 Granada Avenue, and HRB 606 "Rear Admiral Charles Hartman/Pear Pearson House" (1935) at 3027 Freeman Street. The resource located at 3602 Villa Terrace is representative of a notable work of master builder Pear Pearson and embodies the fundamental characteristics of the Arts and Crafts Movement to provide a simple and cost effective design using regional building materials. Therefore, staff recommends designation under Criterion D as a notable work of Master Builder Pear Pearson.

OTHER CONSIDERATIONS

If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Fredrick and Ada Sedgwick/Pear Pearson House located at 3602 Villa Terrace be designated with a period of significance of 1921 under HRB Criteria C and D, for the retention of character defining features of the Craftsman architectural style and representative of a notable work of master builder Pear Pearson. Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and owner objectives.



Terra King
Planning Intern



Cathy Winterrowd
Principal Planner/HRB Liaison

TK/cw

Attachments:

1. Draft Resolution
2. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 5/26/2011

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 5/26/2011, to consider the historical designation of the **Fredrick and Ada Sedgwick/Pear Pearson House** (owned by Cesar and Adriana C. Lopez, 3602 Villa Terrace, San Diego, CA 92104) located at **3602 Villa Terrace, San Diego, CA 92104**, APN: **453-222-27-00**, further described as BLK 74 LOTS 47 & 48 E 81 FT in the City of San Diego, County of San Diego, State of California; and

WHEREAS, in arriving at their decision, the Historical Resources Board considered the historical resources report prepared by the applicant, the staff report and recommendation, all other materials submitted prior to and at the public hearing, inspected the subject property and heard public testimony presented at the hearing; and

WHEREAS, the property would be added to the Register of Designated Historical Resources as **Site No. 0**, and

WHEREAS, designated historical resources located within the City of San Diego are regulated by the Municipal Code (Chapter 14, Article 3, Division 2) as such any exterior modifications (or interior if any interior is designated) shall be approved by the City, this includes but is not limited to modifications to any windows or doors, removal or replacement of any exterior surfaces (i.e. paint, stucco, wood siding, brick), any alterations to the roof or roofing material, alterations to any exterior ornamentation and any additions or significant changes to the landscape/site.

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the Fredrick and Ada Sedgwick/Pear Pearson House on the following findings:

1. The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of Craftsman architectural style and retains a good level of architectural integrity from its 1921 period of significance. Specifically, the resource features a double, front facing, low-pitched gable roof with vertical slate wood attic vents below the peak, exposed rafter tails and wide overhanging eaves, a partial-width front porch, wood framed double hung and casement windows, a large 7/1 fixed window flanked by two eight-light casements on the front façade, all original exterior redwood clapboard, and the original 15-light oak front door. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

2. The property is historically significant under CRITERION D as a notable work of Master Builder Pear Pearson and retains integrity as it relates to the original design. Specifically, the resource embodies the fundamental characteristics of the Arts and Crafts Movement to provide a simple and cost effective design using regional building materials and is recognized as Pearson's first home built in San Diego. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby approves the historical designation of the above named property. The designation includes the parcel and exterior of the building as Designated Historical Resource **Site No. 0**.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall cause this resolution to be recorded in the office of the San Diego County Recorder at no fee, for the benefit of the City of San Diego, and with no documentary tax due.

Vote: N/A

BY: _____
JOHN LEMMO, Chair
Historical Resources Board

APPROVED AS TO FORM AND
LEGALITY: JAN I. GOLDSMITH,
CITY ATTORNEY

BY: _____
KEITH BAUERLE
Deputy City Attorney